

E202310000336

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721	Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00
--	---

Agency File No: Initial Study (IS) 7918	LOCAL AGENCY MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-202310000336
--	--	--

Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
---	---	-----------------	--------------------

Agency Contact Person (Name and Title): Elliot Racusin, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
--	-------------------	-------------------------------	-------------------

Project Applicant/Sponsor (Name): Ben Ewell/ White Fox Creek, LLC.	Project Title: Initial Study No. 7918, General Plan Amendment Application No. 561, Conditional Use Permit Application No. 3688
---	--

Project Description:

Proposing to amend Unclassified Conditional Use Permit Application No. 2865 and 3035, (the White Fox Creek Sub-Unit Plan of the Millerton Specific Plan) to allow a 200-unit multiple-family residential complex as an alternative to the planned Hotel/Conference Center and 3-Par Course use, and approve Conditional Use Permit No. 3688 to allow a Planned Residential Development for the 200-unit multiple-family residential complex, and adopt Amendment Application No. 3847 to adjust the boundaries of the existing O(c) (Open Conservation, Conditional) and C-6(c) (General Commercial, Conditional) Zone District. The project site is comprised of a 23-acre site located on the east side of Mariana Drive, beginning approximately 150-feet south of Millerton Road. The site is approximately three miles east of the unincorporated community of Friant (APN: 300-350-27s) (Dist. No. 5).

Justification for Negative Declaration:

Based upon the Initial Study (IS 7918) prepared for General Plan Amendment Application No. 561 and Conditional Use Permit Application No. 3688, staff has concluded that the project will not have a significant effect on the environment.

No impacts were identified related to agricultural and forestry resources, and mineral resources.

Potential impacts related to air quality, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire have been determined to be less than significant.


Potential impact related to aesthetics, cultural resources, geology and soils, hydrology and water quality and transportation have been determined to be less than significant with the identified mitigation measure.

The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.

FINDING:

The proposed project will not have a significant impact on the environment.

Newspaper and Date of Publication: Fresno Business Journal – December 20, 2023	Review Date Deadline: Board of Supervisors- August 6, 2024
---	---

Date: 8/6/2024	Type or Print Signature: David Randall, Senior Planner	Submitted by (Signature): 
-------------------	---	---